

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING**

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Kenneth Chandler



District

District V
District III
District I
District II
District IV

**MINUTES
REGULAR MEETING**

November 9, 2020 at 1:30 P.M.

Call to Order

Chair Gravesen called the meeting to order at 1:30 pm

Roll Call

Upon the roll being called it was determined a quorum was present.

Approval of Minutes – October 12, 2020 Regular Meeting

The October 12, 2020 minutes were approved as circulated.

Announcements

The oath was provided by Recording Secretary Bennett for those wishing to provide testimony.

PETITIONS

Audio Timestamp 1:31

TCP-20-05

Legislative

Commission District IV

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State review agencies for review and comment; the request is to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section 1: West County Town Center, 1.D: Perpetual Conservation Easement to clarify the requirement of Perpetual Conservation Easement, and 1.E: Master Development Plan to correct the date which should be July 11, 2008; Commission District IV; Petition No. TCP-20-05; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Jie Shao, Principal Planner, provided the findings and analysis for Petition **TCP-20-05** with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

None

Public Input

Robert Berntsson, Esq. Big W Law Firm, states they have been working with the county on the next application and in working through all of those documents from over 10 years ago. We came across some of these little house keeping items, that needed to be corrected. We support the county's change to the comp plans in these areas.

- **Mr. McCormick** moved to close the public hearing, second by **Mr. Vieira**; with a unanimous vote.

Recommendation

Mr. McCormick moved that **TCP-20-05** be sent to the Board of County Commissioners with a recommendation of Approval of Transmittal of TCP-20-05 to DEO and other state review agencies for review and comment, based on the findings and analysis in the comprehensive plan staff memorandum dated October 28, 2020, along with the evidence presented at today's meeting, second by **Mr. Vieira**; and carried by a unanimous vote.

Audio Timestamp 1:42 p.m.

PD-20-00005

Quasi-Judicial

Commission District IV

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) (56.6± acres) and Residential Single-family 2 (RSF-2)(351.4± acres) to Planned Development (PD), increasing the base density from 702 units to 1,475 units; for property generally located north of Delamere Boulevard, southeast of McCall Road (SR 776), east of Gasparilla Road (CR 771), and west of Butterford Waterway, in the West County area, containing 408± acres; Commission District IV; Petition No. PD-20-00005; Applicant: 2008 FL Recovery Limited Partnership; providing an effective date.

Jie Shao, Principal Planner, provided the findings and analysis for Petition **PD-20-00005** with a recommendation of approval with conditions, based on the reasons stated in the staff report.

Public Input

None.

- **Mr. Bigness** moved to close the public hearing, second by **Mr. McCormick**; with a unanimous vote.

Questions for Staff

Mr. Bigness, asked the ALF, that was proposed there on site, is that in the coastal high hazard area? **Ms. Shao**, responded yes, it is. We have a specific condition associated with that. The proposed condition will not prohibit ALF in the coastal high hazard area. We discourage against it and we have specific requirements. They must have direct access to the major roadways and the proposed building will be constructed to provide for either shuttering or shatterproof glass in all windows. There was some discussion on the state-wide mandate about generator's and the direct access.

Applicant's Presentation

Robert Berntsson, Esq. Big W Law Firm, states he has been sworn and accepts Ms. Shao as an expert. There was a lot of conditions in the comprehensive plan that had to be addressed. He then gave a detail description of the proposed PD concept plan. He explains that a lot of work has gone into this and that they meet all the criteria for the re-zoning for this property. It's been 12 years in the making to bring just a portion of the property to the next level to allow for some devolvement. He believes this can serve the west county area very well, with the county's existing commercial plaza immediately to the west. That will compliment the commercial area to the northern end of this project. With that, he respectfully requests the recommendation for approval.

Mr. Bigness, brings up one of his concerns, is the access points and traffic lights and how that's going to be structured. Are there plans for a traffic light to be placed where the main thoroughfare is? There was some discussion on if there will be a placing of a traffic light.

- **Mr. Bigness** moved to close the public hearing, second by **Mr. McCormick**; with a unanimous vote.

Recommendation

Mr. Vieira moved that **PD-20-00005** be sent to the Board of County Commissioners with a recommendation of Approval with conditions with A through AA, based on the findings and analysis in the staff report dated October 30, 2020, along with the evidence presented at today's meeting, second by **Mr. McCormick**; and carried by a unanimous vote.

Charlotte County Planning and Zoning Board Minutes Continued

November 9, 2020

Page 3 OF 3

ADJOURNMENT

The meeting was adjourned at 2:04 p.m.

Accepted on behalf of the Charlotte County
Planning and Zoning Board

A handwritten signature in black ink, appearing to read "Michael Gravesen", is written over a horizontal line.

Michael Gravesen, Chair